

**COMMUNITY COUNCILS**  
A voice for your community



# **Camberwell Community Council**

## **Planning Agenda**

<b>Date:</b> MONDAY 22 <sup>nd</sup> NOVEMBER 2004	<b>Time:</b> 7.00 PM
<b>Place:</b> SOUTHWARK TOWN HALL, PECKHAM ROAD, LONDON SE5 8UB	

1. Introduction and welcome [*Chair*]
2. Apologies
3. Disclosure of Members' interests and dispensations
4. Notification of any items of business which the Chair deems urgent
5. Minutes to be agreed from the Camberwell Planning meeting held on Monday 4<sup>th</sup> October 2004
  
6. **Development Control Items:**  
  
Item 1/1 : Full Planning Permission: 54 Vicarage Grove SE5.  
  
Item 1/2 : Conservation Area Consent: 161 Grove Lane SE5  
  
Item 1/2 : Full Planning Permission: 161 Grove Lane SE5  
  
Item 1/3 : Full Planning Permission: 21A John Ruskin Street, SE5.  
  
Item 1/4 : Full Planning Permission: Site of Albrighton Centre, 37 Albrighton Road SE22
  
7. Closing Comments by Chair

## **ADDITIONAL INFORMATION**

### **CAMBERWELL COMMUNITY COUNCIL MEMBERSHIP**

#### **Camberwell Green Ward**

Councillor Tony Ritchie

Councillor John Friary

Councillor Dora Dixon-Fyle

#### **South Camberwell Ward**

Councillor Veronica Ward *Chair*

Councillor Peter John

Councillor Dermot McInerney

#### **Brunswick Park**

Councillor Alison Moise

Councillor Vicky Naish *Vice-Chair*

Councillor Ian Wingfield

## **MEMBERS ARE REQUESTED TO ATTEND THIS MEETING**

**DATE OF DISPATCH:** 15<sup>th</sup> November 2004

### **EXCLUSION OF PRESS AND PUBLIC**

The following motion should be moved, seconded and approved if the Community Council wishes to exclude the press and public to deal with reports revealing exempt information.

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of information as defined in paragraphs 1-15, Access to Information Procedure Rules of the Constitution.”

## **INFORMATION TO MEMBERS OF THE PUBLIC**

### Access to information

You may request copies of minutes and reports on this agenda.

### Carers' Allowances

If you are a resident of the borough and have paid someone to look after your children, and elderly dependant or a dependant with disabilities so that you can attend this meeting, you may claim an allowance from the Council. Please collect a claim form from the clerk at the meeting.

### Wheelchair access

Wheelchair access to the main entrance of the Town Hall is available at the right hand side of the building.

### No smoking

Please note that under the Council Procedure Rule 1.1(i), smoking is not allowed at any meetings of Committees of Sub-Committees of the Council.

### Language Needs

If you want information on the Community Councils translated into your language please telephone 020 7525 57514

To inform us of any special needs or requirements, such as transport or signer/interpreter, please telephone 020 752 57514

আপনি যদি আপনার ভাষায় কমিউনিটি কাউন্সিল সম্বন্ধে তথ্য চান তাহলে অনুগ্রহ করে 020 7525 0640 নম্বরে টেলিফোন করুন

কোন বিশেষ প্রয়োজন সম্বন্ধে যদি আমাদের জানাতে চান যেমন ট্রান্সপোর্ট অথবা সংকেত দ্বারা অনুবাদক/ইন্টারপ্রেটার তাহলে 020 7525 0640 নম্বরে টেলিফোন করুন

Bengali

Kendi dilinizde Toplum meclisleri hakkında bilgi almak için 020 7525 7514'nolu telefonu arayınız.

Özel gereksinimlerinizi bize bildirmek için 020 7525 7514'nolu telefonu çeviriniz.

Turkish

Haddii aad doonayso warbixin ku saabsan qoraalka Kawnsalkada Bulshada oo ku turjuman af Soomaali fadlan tilifoon u dir 020 7525 7514

Si aad noogu sheegto haddii aad leedahay baahi gaar ama wax gooni kuu ah sida gaadiid, af celiyaha dadka indha la' fadlan tilifooni 020 7525 7514

Somali

如果你需要有關社區委員會的訊息翻譯成中文，請致電提出要求，號碼：020 7525 0640

欲想通知我們你有的特別需求或需要，例如接送車輛或手語/傳譯員，請致電通知，號碼：020 7525 0640

Chinese

Se voce quiser informações nos conselhos comunitários traduzidas em sua língua por favor ligue para 020 7525 7514

Para-nos informar de quaisquer necessidades especiais ou requisitos , tipo transporte, linguagem dos sinais/ intérprete, por favor ligue para 020 7525 7514.

Portuguese

Si vous désirez avoir l'information sur les Conseils de la Communauté (Community Councils) traduite en votre langue téléphonez SVP au 020 7525 7514

Pour nous informer de tout besoin ou condition spéciale, telles que le transport ou le signataire / interprète, téléphonez SVP au 020 7525 7514

French

Si precisa información sobre los departamentos sociales (Community Councils) traducida a su idioma, por favor llame al número de teléfono 020 7525 7514

Si tiene necesidades o requisitos específicos, como es transporte especial o un intérprete, por favor llame al número de teléfono 020 7525 7514

Spanish

### **Transport Assistance for Disabled Members of the Public**

Should a disabled member of the public wish to attend a Community Council meeting he or she is requested to call the meeting clerk at the number below to give his/her contact and address details. It is necessary to call as far in advance of the meeting as possible and at the

latest on the last working day before the day of the meeting. The clerk will then arrange for a driver to collect the person from his/her home and provide return transport after the meeting. There will be no charge to the person collected.

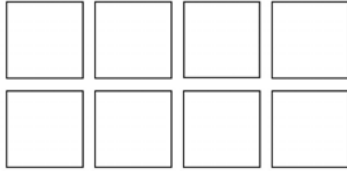
The clerks of the respective Community Councils are as follows:

Walworth / Camberwell:	Julian Bassham (Ph: 0207 525 7420)
Borough and Bankside / Dulwich	Andrea Allen (Ph. 0207 525 7234)
Nunhead and Peckham Rye / Bermondsey	Louise Shah (Ph. 0207 525 0640)
Peckham / Rotherhithe	Tim Murtagh (Ph. 0207 525 7187)

**For further information please contact:**

Julian Bassham 020 7525 7420

E-mail: [julian.bassham@southwark.gov.uk](mailto:julian.bassham@southwark.gov.uk)



**COMMUNITY COUNCILS**  
A voice for your community



# **Camberwell Community Council**

## **Planning Meeting**

Draft Minutes of the Camberwell Community Council Planning Meeting held on Monday 4<sup>th</sup> October 2004 at 7.00PM at Southwark Town Hall, Peckham Road, London SE5 8UB.

---

### **Present**

Councillor Veronica Ward (Chair), Councillor Vicky Naish (Vice Chair), Councillors Tony Ritchie, John Friary, Dora Dixon-Fyle, Dermot McInerney and Ian Wingfield.

### **1. Introduction and welcome by the Chair**

Councillor Ward began the meeting by welcoming people, introducing Members and officers. Cllr Ward informed the public of the rules and procedures that would be followed at the meeting.

### **2. Apologies**

Apologies for absence were submitted on behalf of Councillors Peter John and Alison Moise.

### **3. Disclosure of Members' interests and dispensations**

Councillors Dora Dixon-Fyle and John Friary declared that they had attended a meeting concerning item 1/1 and would be acting as ward councillors for this item.

Councillor Naish stated that she had visited the premises and spoken with both the applicant and objectors in relation to items 1/2 and 1/3 on the Agenda and would be acting as a Ward Councillor on these items.

Councillor Wingfield stated that he intended to act as a ward councillor in relation to item 1/4.

Councillor Ward informed the meeting that she lived in Camberwell Grove (in relation to items 1/2 and 1/3 on the agenda) but outside the area concerned with the development so would be taking part.

### **4. Notification of any items which the Chair deems urgent**

There were none

### **5. Confirmation of the minutes of the meeting held on 20<sup>th</sup> July 2004**

#### **RESOLVED:**

That the minutes of the meeting held on 20<sup>th</sup> July 2004 be approved as correct record and be signed by the Chair.

## **RECORDING OF MEMBERS' VOTES**

Council Procedure Rule 1.17 (5) allows a Member to record her/his vote in respect of any Motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

## **6. DEVELOPMENT CONTROL**

### **RESOLVED:**

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

### **ITEM 1 /1 Full Planning Permission – Butterfly Walk Shopping Centre, Denmark Hill SE5**

**PROPOSAL:** Removal of existing Mall roof light, entrance and gates and erection of new roof enclosure and entrance to Mall including perimeter canopy and lighting.

**PROCEDURE:** The Council Planning officer presented his report, showed a sample of the material intended to be used in the wave design and answered questions raised by the Committee.

The legal officer gave advice to members regarding the application of a condition concerning the times at which work on the proposed development could be carried.

The objector spoke for less than three minutes and then responded to members' questions

The Applicants agent spoke for less than three minutes and then responded to Members questions

No supporters for the application were present

Councillors Friary and Dixon-Fyle contributed in the capacity as ward councillors.

Councillor Ritchie expressed a desire to see condition 5 tightened up to protect the amenity of residents living in the surrounding area. After seeking advice from Legal and planning officers present Councillor Ritchie proposed that, should the application be granted, condition 5 of the draft decision notice be changed to read "The construction works be carried out in conjunction with this application hereby approved shall only be carried out between the hours of 9:00hrs and 18:00hrs Monday to Friday, 9:00hrs and 13:00hrs on Saturdays and not to be carried out on Sundays."

Cllr McInerney proposed the item be refused on the grounds that it did not comply with E.2.3 (Aesthetic control) and E.4.2 (Proposals Affecting Conservation Areas) of Southwark Unitary Development Plan 1995 and also 3.15 (Conservation of the historic

Environment) of The Southwark Plan (Revised Deposit Unitary Development Plan) March 2004. Cllr Naish seconded the motion.

Councillors sought legal advice on grounds for refusal and appeal rights.

Members then debated the item and voted.

**RESOLVED: Grant**

A motion was carried to grant the application subject to any conditions as stated in the report, with the exception of condition 5 of the draft decision notice that should be changed to read as follows;

“The construction works be carried out in conjunction with this application hereby approved shall only be carried out between the hours of 9:00hrs and 18:00hrs Monday to Friday, 9:00hrs and 13:00hrs on Saturdays and not to be carried out on Sundays.”

and for the reasons as outlined in the draft of decision notice.

The Chair announced a 5-minute adjournment to seek clarification on whether items 1/2 and 1/3 had been withdrawn.

The meeting reconvened.

**ITEM 1/2 and 1/3 Full Planning Permission and Listed Building Consent – 101 Camberwell Grove SE5**

**PROPOSAL 1/2:** Erection of a rear extension at ground floor and basement level.

**PROPOSAL 1/3:** Retention of ground and basement rear extensions, raising of existing boundary wall to number 103 and installation of railings to the rear basement lightwell (retrospective variation to previous Listed Building Consent dated 23/07/1999).

The Chair announced that there had been some recent communications regarding items 1/2 and 1/3 which had created some confusion. Cllr Naish stated that she had received an email on the afternoon of the meeting from the Planning department stating that Items 1/2 and 1/3 were now to be heard by the main planning committee on the 18<sup>th</sup> October 2004. Cllr Naish stated that she had originally approached the Planning department to request that the item not be considered at this meeting as one of the objectors was unable to attend and had been waiting to attend the application for some time.

Cllr Ritchie stated that the procedure here was unclear and felt that the issue the committee should consider is if the other objectors who would have been available had received notification that the items would not be heard at this meeting. The Planning officer present stated that he had not been informed that the applications had been withdrawn from the committee and stated that his understanding was that a request to have the item withdrawn had not been agreed. Cllr Wingfield questioned why the applicant was present if the application had been withdrawn and stated that the committee had the objections in writing.

Members asked the legal officer for advice. The legal officer stated that given the confusion over notification of the meeting it would not be unreasonable to defer the application or send it to the main the main planning committee.

**RESOLVED:** Defer

Members voted to defer hearing the application in light of the confusion over whether the application had been withdrawn and what information had been given to objectors.

**RESOLVED:** Refer to Planning

Members further agreed to refer the application to the main Planning committee on the 18<sup>th</sup> October so that the application could be dealt with as soon as possible.

#### **ITEM 1/4 Full Planning Permission – Jennie Lee House, 34 Love Walk SE5**

**PROPOSAL:** Change of use from elderly persons home (C2) to offices (B1) for use by Kings College Hospital.

**PROCEDURE:** The Council Planning officer presented his report and answered questions raised by the Committee.

The Applicants Agent was present and spoke for less than three minutes and then responded to Members questions. As part of the information given the applicants agent expressed a willingness on the side of Kings College to rationalise the water tower (which did not form part of the application before the committee) within five years.

No objectors to the application were present.

Mr Rupert Maas from the Jennie Lee House working part was present and outlined the reasons for this groups qualified support for the application. Questioning from members followed during which Cllr Wingfield requested that Cllr McInerney apologies to the Chair for a comment regarding the Chairs use of powers at the meeting and that this request be minuted.

Councillor Wingfield spoke as a ward councillor.

Following questions from members it was established that the wording of condition 6 part one should be altered for accuracy to read "...operation for staff showing modal split travel plan..." (Removing the words "both" and "and Parents").

Cllr Ritchie proposed that should the application be granted an Informative be sent with the decision notice which stated that "The Committee notes the undertaking by Kings College Hospital to rationalise the water tank within five years and expects this undertaking to be implemented."

Members then debated the item and voted.

**RESOLVED:** Grant

A motion was carried to grant the application subject to any conditions as stated in the report (with condition 6 part one altered as indicated above) and for the reasons as outlined in the draft of decision notice.

The meeting further resolved to agree the informative as suggested by Councillor Ritchie.



The Chair thanked all those present for attending the meeting.

The meeting ended at 9.10pm.

**Chair:**

**Date:**

<b>Item No.</b>	<b>Classification:</b> Open	<b>Date:</b>	<b>Meeting Name:</b> Camberwell Community Council
<b>Report title:</b>		<b>Development Control</b>	
<b>Ward(s) or groups affected:</b>		Camberwell Green Ward South Camberwell Ward	
<b>From:</b>		Strategic Director of Regeneration	

## RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

## BACKGROUND INFORMATION

4. The Council's powers to consider planning committee business detailed in Article 8 under Role and Functions of the Committee which were agreed by the Constitutional Meeting of the Council on 24<sup>th</sup> February 2003. This function was delegated to the Planning Committee.

## KEY ISSUES FOR CONSIDERATION

5. Members are asked to determine the attached applications in respect of site(s) within the borough.
6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to the Secretary of State for the Environment against a refusal of planning permission and against any condition imposed as part of permission. If the appeal is dealt with by public inquiry then fees may be incurred through employing Counsel to present the Council's case. The employment of Counsel is generally limited to complex inquiries or for very major proposals.
8. The sanctioning of enforcement action can also involve costs such as process serving, Court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal involving a public inquiry or informal hearing the inspector can make an award of costs against the offending party.
10. All legal/Counsel fees and costs as well as awards of costs against the Council are borne by the Regeneration budget.

## EFFECT OF PROPOSED CHANGES ON THOSE AFFECTED

11. Equal opportunities considerations are contained within each item.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Borough Solicitor & Secretary**

12. A resolution to grant planning permission shall mean that the Development & Building Control Manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the Committee and issued under the signature of the Development & Building Control Manager shall constitute a planning permission.
13. A resolution to grant planning permission subject to legal agreement shall mean that the Development & Building Control Manager is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Borough Solicitor and Secretary, and which is satisfactory to the Development & Building Control Manager. Developers meet the Council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Borough Solicitor and Secretary. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 requires the Council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 54A of the Town and Country Planning Act 1990 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently the Southwark Unitary Development Plan adopted by the Council in July 1995.
15. Section 106 of the Town and Country Planning Act 1990 introduced the concept of planning obligations. Planning obligations may take the form of planning agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:
  1. restrict the development or use of the land;
  2. require operations or activities to be carried out in, on, under or over the land;
  3. require the land to be used in any specified way; or
  4. require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.
16. Government policy on planning obligations is contained in the Department of the Environment's circular 1/97. Provisions of legal agreements must fairly and reasonably relate to the provisions of the Development Plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties, can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement Members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Council Assembly Agenda 29 <sup>th</sup> May 2002	Constitutional Support Services, Southwark Town Hall, Peckham Road SE5 8UB	Beverley Olamijulo 020 7525 7222
Each application has a separate planning case file	Council Offices ChilternPortland Street London SE27 3ES	The named case Officer as listed or Andrew Cook 020 7525 5437

**APPENDIX 1**

**Audit Trail**

<b><u>Lead Officer</u></b>	Deborah Holmes, Borough Solicitor & Secretary	
<b>Report Author</b>	Lyn Meadows, Assistant Borough Solicitor Chris Thompson, Constitutional Support Officer	
<b>Version</b>	Final	
<b><u>Dated</u></b>	11/02/03	
<b><u>Key Decision</u></b>	No	
<b><u>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</u></b>		
<b><i>Officer Title</i></b>	<b>Comments Sought</b>	Comments included
Lyn Meadows Asst Borough Solicitor & Secretary	No	Yes
Paul Evans Strategic Director of Regeneration	No	No
Development & Building Control Manager	No	Yes

**ITEMS ON AGENDA OF THE CAMBERWELL CC**  
**on Monday 22 November 2004**

---

**Appl. Type** Full Planning Permission  
**Site** 54 Vicarage Grove SE5.

**Reg. No.** 04-AP-1454  
**TP No.** TP/2152-54  
**Ward** Brunswick Park  
**Officer** Charlotte Yarker

**Recommendation** GRANT  
**Proposal**

Erection of a mansard roof and a four storey rear extension to the 4 existing flats and the removal of the fire escape on the original rear projection along with the replacement of the existing doors with windows to match the existing.

---

***Item 1/1***

**Appl. Type** Conservation Area Consent  
**Site** 161 Grove Lane SE5

**Reg. No.** 04-AP-0496  
**TP No.** TP/2135-161  
**Ward** Brunswick Park  
**Officer** Carolyn Southall

**Recommendation** GRANT  
**Proposal**

Demolition of outbuilding in the rear garden fronting onto Stories Mews

---

***Item 1/2***

**Appl. Type** Full Planning Permission  
**Site** 161 Grove Lane SE5

**Reg. No.** 04-AP-0498  
**TP No.** TP/2135-161  
**Ward** Brunswick Park  
**Officer** Carolyn Southall

**Recommendation** GRANT  
**Proposal**

Erection of a two storey building in rear garden and fronting onto Stories Mews, comprising a garage and garden room/conservatory and studio as ancillary residential accommodation to the existing dwellinghouse and a self-contained 1 bedroom dwelling accessed from Stories Mews.

---

***Item 1/2***

**Appl. Type** Full Planning Permission  
**Site** 21A John Ruskin Street, SE5.

**Reg. No.** 04-AP-1578  
**TP No.** TP/1515-21  
**Ward** Camberwell Green  
**Officer** Andrew Fitzgerald

**Recommendation** GRANT  
**Proposal**

Erection of four-storey house with amenity areas at front and rear.

---

***Item 1/3***

**Appl. Type** Full Planning Permission  
**Site** Site of Albrighton Centre, 37 Albrighton Road SE22

**Reg. No.**  
**TP No.** TP/H2014  
**Ward** South Camberwell  
**Officer** Andrew Fitzgerald

**Recommendation** GRANT  
**Proposal**

Demolition of existing building and erection of a new part single and part two-storey building comprising of a nursery and community facility.

---

***Item 1/4***



Item No.	Classification	Decision Level	Date
1	OPEN	Camberwell Community Council [Planning & Licensing Meeting]	22/11/2004
<b>From</b> Interim Development and Building Control Manager		<b>Title of Report</b> DEVELOPMENT CONTROL	
<b>Proposal</b> (04-AP-1454 )  Erection of a mansard roof and a four storey rear extension to the 4 existing flats and the removal of the fire escape on the original rear projection along with the replacement of the existing doors with windows to match the existing.		<b>Address</b> 54 Vicarage Grove SE5. <b>Ward</b> Brunswick Park	

## PURPOSE

1. To consider the above application. This application requires Community Council consideration due to the number of objections received.

## BACKGROUND

2. The premises comprise a four storey end of terrace residential building containing four, currently unoccupied, flats. The building is at present vacant and in a state of disrepair. It was most recently occupied by squatters and prior to this the flats were in Local Authority control. The premises are adjoined to the south by a youth centre and 1960's housing block. Many of the houses in Vicarage Grove have been sub-divided in to flats and the neighbouring property, no. 53, is in use as an HMO (House in Multiple Occupation).
3. The conversion of the building into four flats was granted permission in 1964 and were all let by the Council until recently. This application is the third application submitted for alterations to 54 Vicarage Grove:
  - Planning permission was refused in February 2004 (03-AP-2178) for an additional three flats accommodated in a rear extension to the building and a mansard roof extension. The reasons for refusal were the likely increase in demand for on-street parking as the scheme did not allow for off-street parking, the lack of adequate cycle storage and the design of the rear projection. This decision is being appealed by the applicant and a decision from the Planning Inspectorate.
  - Planning permission was granted by Camberwell Community Council on 1/06/2004 for a mansard roof to provide an additional unit of residential accommodation.
  - A further application was refused by the Council [under Delegated powers]

in July 2004 for a mansard roof and four storey rear extension. The reason for refusal was the detailed design of the extension particularly the fenestration and the large expanse of brick work which the extension resulted in at parapet level.

4. This application is a resubmission of the recently refused planning application for a rear extension and mansard roof to provide additional accommodation for the second floor flat. The alterations to the scheme include altered fenestration which will match that of the existing building and terrace. Additionally the amount of brickwork shown above the parapet of the roof and the mansard roof has been significantly reduced and reflects the same level of brickwork between the fourth floor windows and the mansard approved in June 2004. The proposal also includes the deletion of the fire escape on the existing rear projection and the replacement of the doors to windows. The proposed extension will not result in increase in the number of flats but will allow for larger units.

## **FACTORS FOR CONSIDERATION**

### **Main Issues**

- 4 The main issues in this case are the impact of the proposal upon the amenity of surrounding occupiers, the impact upon parking, amenity and the design of the development.

### **Planning Policy**

- 5 Southwark Unitary Development Plan 1995 [UDP]:  
E.2.3 Aesthetic Control - complies  
E.3.1 Protection of Amenity - Complies  
SPG Standards, Controls and Guidelines for Residential Development - Complies
- 6 The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004  
Policy 3.2 Protection of Amenity - Complies  
Policy 3.11 Quality in Design - Complies  
SPG Residential Design Standards - Complies

### **Consultations**

- 7 Site Notice: 01/09/2004                      Press Notice: Not required.  
Consultees:  
53, 11a, 11b, 12a, 12b, 13a, 13b, 54a, 54b, 54c, 54d, 52, Facilities Manager St Giles Youth Centre, 5, 50 Vicarage Grove SE5  
the Camberwell Society  
1-40 (Cons) Gilesmead, Camberwell Church Street.

### **Replies from:**

- 8 50c Vicarage Grove



The proposal will exacerbate parking problems.

12 Graham Crescent, Brighton (owner of no. 15 Gilesmead)

Concern at the lack of the parking facilities in the vicinity.

The Camberwell Society

There is a lack of information surrounding the proposed materials for the mansard roof and extensions and there is a poor internal layout of flats notably the living/dining rooms.

Traffic Group

No objections.

Conservation and Design - advice given at Design Surgery

The principle of a four storey stepped extension is considered acceptable in principle given the adjoining building to the south and the non-listed status of the building which is outside of a Conservation Area

## **PLANNING CONSIDERATIONS**

### 9 Amenity

The existing flats above the adjoining St. Giles Youth Centre to the south of no.54 project beyond the main rear elevation of the application premises. There are no windows in this elevation and the proposed rear extension, which will not project beyond the rear elevation of the adjoining flats will not result in any loss of light to these dwellings. There are windows proposed in the rear elevation which are not judged to result in any overlooking as they will have the same relationship with the flank neighbours as the windows in the existing original rear addition. The increase in the depth of this original rear addition from 5.1m. to 7.25m. will bring the original rear addition in line with that on the rear of no. 53. The windows in the south west elevation of the rear addition at no. 53 serve landings and are one window of a double aspect room. The rear windows at no. 53 are already located between two original deep projections and it is not therefore considered that an additional depths will have an unacceptable impact upon these windows or to have a significant adverse effect on the amenity of the occupiers of no.53.

- 10 At lower ground floor level the extension will be at the full depth across the full width of the site. At upper ground floor level part of the extension adjoining the St.Giles Youth Centre and flats above will be set back by 1m.and at first and second floor level by 2m.

### 11 Parking

The proposed additional space to the existing flats is not judged to result in an unacceptable pressure upon the on-street parking amenity in either Vicarage Grove or Benhill Road as the proposal will not result in an increase in the number of units.

### 12 Design

A mansard roof that is identical in design and dimension was approved by Camberwell Community Council on 1/06/2004. The proposed mansard that forms part of this application must therefore be accepted.

- 13 The principle of having a stepped rear extension has been considered

acceptable in principle by the Council's Conservation and Design team. The amended scheme shows that the fenestration of the proposed extension matches that of the existing building and reflects the character of the terrace. The deletion of the fire escape from the rear projection and replacement of the doors with windows that match the existing is considered to improve the appearance of the rear elevation of the site which is visible from Benhill Road. The reduction of the amount of brickwork between the parapet and the mansard roof is now considered acceptable. The reduction of blank brickwork above the 4th floor windows and the parapet of the roof has been reduced from 2.9 metres to 1.7 metres. The distance reflects an increase of 300mm from the top of the fourth floor windows and the top of the parapet roof from the approved scheme (03-AP-0353) for a mansard roof. The proposed extension is therefore judged acceptable in design terms.

- 14 The standard of accommodation is considered to be acceptable. The proposal is not increasing the number of units on the site but increasing the size of the existing units. The flats are of a generous size and are considered to be adequately ventilated and accessed by natural light. The habitable rooms of the flats, including kitchen/diners all have an openable glazed window to 10% of their floorspace in accordance with the Council's policies.
- 15 The accommodation created by the Mansard roof will not be accessible to those with mobility difficulties.

LEAD OFFICER	Seamus Lalor	Interim Development and Building Control Manager
REPORT AUTHOR	Charlotte Yarker	[tell. 020 7525 5405]
CASE FILE	TAP/2152-54	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES	
	[tell. 020 7525 5402]	

---

## RECOMMENDATION

---

This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application

---

**Applicant** UPNA Ltd  
**Application Type** Full Planning Permission  
**Recommendation** Grant

**Reg. Number** 04-AP-1454

**Case Number** TP/2152-54

---

### Draft of Decision Notice

---

**Planning Permission was GRANTED for the following development:**

Erection of a mansard roof and a four storey rear extension to the 4 existing flats and the removal of the fire escape on the original rear projection along with the replacement of the existing doors with windows to match the existing.

**At:** 54 Vicarage Grove SE5.

**In accordance with application received on** 10/08/2004

**and Applicant's Drawing Nos.** 04/54/B/5 C, 1 C, 2 C, 3 C, 4 C, 6 C

**Subject to the following conditions:**

- 1 The development hereby permitted shall be begun before the end of five years from the date of this permission.

**Reason**

As required by Section 91 of the Town and Country Planning Act 1990.

- 2 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

**REASON:**

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan 1995 and Policies 3.11 'Quality in Design' of the Revised Unitary Development Plan [March 2004].

- 3 No part of any roof of the extension hereby permitted shall be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

**Reason**

In order that the privacy of the occupants of no.53 Vicarage Grove may be protected from overlooking from use of the roof area in accordance with Policy E.3.1: 'Protection of Amenity' of the Southwark Unitary Development Plan and Policy 3.2 Protection of Amenity of the Revised Unitary Development Plan [March 2004].

**Reasons for granting planning permission.**

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies E.2.3 Aesthetic Control, E.3.1 Protection of Amenity Supplementary Planning Guidance for Standards, Controls and Guidelines for Residential Development of the Southwark Unitary Development Plan 1995
- b] Policies 3.2 Protection of Amenity, 3.11 Quality in Design and Supplementary Planning Guidance for

Residential Design Standards of the Southwark Plan [Revised Deposit Unitary Development Plan]  
March 2004.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Map 2

Item No.	Classification	Decision Level	Date
2	OPEN	Camberwell Community Council	22.11.04
<b>From</b> Interim Development and Building Control Business Unit Manager		<b>Title of Report</b> DEVELOPMENT CONTROL	
<b>Proposal</b> 1. Planning Permission - 04-AP-0498 Erection of a two storey building in rear garden and fronting onto Stories Mews, comprising a garage and garden room/conservatory and studio to the existing dwellinghouse and a self-contained 1 bedroom dwelling accessed from Stories Mews.  2. Conservation Area Consent - 04-AP-0496 Demolition of outbuilding in the rear garden fronting onto Stories Mews		<b>Address</b>  161 Grove Lane SE5  <b>Ward</b> Brunswick Park	

## PURPOSE

- 1 To consider the above applications, which are before the Community Council due to the number of objections received.

## RECOMMENDATION

- 2 Grant planning permission

## BACKGROUND

- 3 The report covers the Planning Application for the re-development of the site and the Conservation Area Consent for the demolition of the non-listed building.
- 4 The application refers to the redevelopment of the garage to the rear of the property that is accessed via Stories Mews. No. 161 is a two-storey end of terrace house fronting Grove Lane.
- 5 Stories Mews is an unmade, unadopted road serving the rear of properties in Grove Lane and Camberwell Grove. Many of the buildings fronting the Mews provide garaging for private cars and some have been converted to residential accommodation. They are both single and two-storey buildings and are finished in a variety of materials, including brick and render. The property is not a listed building but is located within the Camberwell Grove Conservation Area.

6 Planning Permission and Conservation Area Consent were granted for the redevelopment of the existing garages/outbuildings to provide a two storey residential building, including 2 garages in 2000 and remains an extant approval(LBS Reg. 99001153/4). Permission was granted subject to a number of conditions, one in particular related to the size of the proposed garden area. This condition was discharged in July 2000 (LBS Reg. 0000897).

7 A number of planning applications have been submitted for the redevelopment of garages/out buildings fronting Stories Mews. Specifically, planning permission was granted in 2002 for the erection of a two storey residential property to the rear of No. 159 Grove Lane (LBS Reg. 0200776). The main body of the building extends 5.4 metres from the rear boundary with a single storey rear projection extending an additional 2.5 metres into the garden. The rear projection abuts the application site's northern boundary. Condition three states that the accommodation is ancillary to the main dwelling. A subsequent planning application was granted in 2003 for the removal of this condition.

8 Planning permission was granted in 2001 for the erection of a two-storey 4 bedroom mews house following the demolition of the existing buildings across the rear gardens at No's 155-157 Grove Lane. A subsequent application for the erection of two separate units over the same site is yet to be determined. Planning permission has also been granted for the redevelopment for residential accommodation has also been granted to the rear of No's 164 - 166, 176 and 182 Camberwell Grove.

9 Conversely, planning permission was dismissed at appeal for the construction of a three-storey house with roof terrace following the demolition of the existing industrial premises at 168-170 Camberwell Grove. The Inspector concluded that the development the scheme resulted in overdevelopment of the site (LBS Reg. 0001506).

10 The proposal seeks to replace the existing single-storey building to the rear of No. 161 Grove Lane with a two-storey building. The new building is to be divided into two separate residential uses; a one bedroom self-contained house with patio garden, to be occupied separately from the residential use at No. 161 Grove Lane with the remainder of the property providing a garage and conservatory on the ground floor with painting studio on the upper floor to be used as ancillary accommodation to No. 161 Grove Lane.

11 The proposed two-storey development extends across the entire width of the property and projects 9 metres from the rear boundary. A single-storey projection, to be used as a garden room, extends a further four metres into the garden. The height of the proposed building, at 6.4 metres, will be 60cms higher than No. 7 Stories Mews.

12 The application, since originally submitted, has been amended. This has resulted in:-

- the relocation of the garden room, now one metre away from the boundary with No. 159 Grove Lane

- revised design of originally proposed circular windows to square
- the introduction of a glazed roof to the conservatory/garden room

## **FACTORS FOR CONSIDERATION**

### **Main Issues**

- 13 The main issues in this case are the scale and design of the development, its impact on the character of the Camberwell Conservation Area and neighbour's amenity.

### **Planning Policy**

- 14 The site is within the Camberwell Conservation Area

#### Southwark Unitary Development Plan 1995 [UDP]:

E.2.1 'Layout and Building Design' - Complies

E.2.3 'Aesthetic Control' - Complies.

E.2.5 'External Space' - Complies.

E.3.1 'Protection of Amenity' - Complies. Scale and design of development minimises impact on neighbour's amenity.

E.4.3: Planning Permission for Proposals Affecting Conservation Areas' – Complies – the proposal preserves the character of the conservation area

H.1.3 'New Housing' - Complies

H.1.6 'Sites Suitable for Houses with Gardens' – Patio garden to new dwelling does not comply

H.1.7 'Density of New Residential Development' - At 304 HRA this exceeds the density requirement. (this is considered to be out of date due to the age of the UDP)

H.1.8 'Standards for New Housing' - Complies

T.1.2 'Location of Development in Relation to the Transport Network - Complies, as within walking distance of bus and overland train routes.

T.1.3 'Design of Development and Conformity With Council Standards and Controls' - Complies

T.6.3 'Parking Space in New Developments' - Complies

#### Supplementary Planning Guidance:

Design and Layout of Developments' - Complies

'Standards, Controls and Guidelines for Residential Developments' – The garden space is under 50sqm.

The site is within the Camberwell Conservation Area and the Urban Zone

#### The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004

3.2 'Protection of Amenity' - Complies, as the proposal will not result in a material loss of amenity to residents and occupiers (present and future) of the surrounding area or the (present or future) occupiers of the proposed dwelling.

3.10 'Efficient Use of Land' - Complies, especially in relation to the local context.

3.11 'Quality in Design' - Complies, as the development achieves a good



quality of architectural and urban design, specific to the site's shape, size, location and development opportunity whilst preserving the character of the local environment.

3.13 'Urban Design' – Complies

3.15 'Conservation of the Historic Environment' - Complies

3.16 'Development in Conservation Areas' - Complies

4.1 'Density of New Development' - Complies, providing 305 HRH

5.6 'Parking' - Complies

Supplementary Planning Guidance:

'Residential Design Standards' - Generally complies, however some elements of the internal layout of house do not meet standards relating to lifetime homes and wheelchair housing.

'Parking' – Complies

'Design' - Complies

**Consultations**

15 Site Notice: 21.04.04

Press Notice: 01.04.04

Consultees: Design and Conservation, Traffic Group, The Camberwell Society 151, 153, 155, Flats 1, 2, 3 and 4 157, 159, 163 and 165 Grove Lane SE5 8BG Flats 1,2,3 and 4 168, Flats 1-5 170, Flats 1-5 172, Flats 1-5 174, 176, Flats A, B 178, Basement and Flat 1 180, 182 Camberwell Grove SE5 8RH and 7 Stories Mews.

**Replies from:**

*Design and Conservation* - The area is not characterised by traditional mews buildings, therefore, a contemporary design approach is considered acceptable. The reconfiguration of the fenestration to the front (Stories Mews) facing elevation is in accordance with discussions with the applicant and is accepted. The ridgeline to the pitched roof form sits slightly higher than the ridgeline to number 159 adjacent. This is accepted as 159 slopes down in terms of level.

*Traffic Group* - No objection

Response from neighbour consultation on original scheme

*Dane House, 159 Grove Lane and 7 Stories Mews* - Objection to size and scale and loss of amenity

*36 Grove Park* - Supports the regeneration of the site, will provide residential accommodation and increased lighting to Stories Mews will make it a safer place after dark

*The Ivanhoe Residents' and Tenants' Association* - Objection - it will not enhance Stories Mews of the Conservation Area

*2 Harfield Gardens, Grove Lane* - Objection - Will lead to excessive number of occupiers in the area, increase in traffic and parking issues. Height of buildings should not exceed height of new development at No. 159 Grove Lane, view will be eroded.

*The Camberwell Society* - The Society queries the large windows and balcony and wonders whether something more modest would be more appropriate.

Comments following revisions to scheme

*Dane House, 159 Grove Lane and 7 Stories Mews* - Applicants have managed to reduce the impact of loss of sunlight to garden. The overall size and scale is unaffected by this change. The revision does not address concerns that granting it will set a precedent.

*The Camberwell Society* - The Society appreciates the change in fenestration.

## **PLANNING CONSIDERATIONS**

- 16 *Scale/Design and impact on character of Camberwell Conservation Area*
- 17 The proposed building is of a contemporary design and uses render with metal detailing ie a balcony. A glazed element is provided at the rear. The proposal has been revised to improve the buildings design and appearance. The height of the buildings in Stories Mews differ when viewed in the streetscene, this is due to the changing level along Stories Mews and adds charm to the area where the character is defined by differing heights of buildings.
- 18 Proposals for developments on garden land in Stories Mews have been both refused and approved (setting a precedent) in the past depending on the scale of the proposed house, and the plot size. In this case the scale, bulk and design are considered acceptable.
- 19 The proposal is situated within the Camberwell Grove Conservation Area where development has to either preserve or improve the appearance or character of the conservation. It is considered that the proposal would achieve this, and would be an improvement on the existing garage.
- 20 There is no objection to the loss of the existing building, which is in a dilapidated state and does not contribute to the character of the conservation area.

### *Amenity Issues*

- 21 The repositioning of the proposed garden room/conservatory one metre away from the boundary and the reduction in the height of the rear projection is now considered acceptable. This setback will reduce the impact of the building in relation to the adjacent properties and will not present a sense of enclosure or loss of privacy to adjacent occupiers.
- 22 Objection has been raised with regard to the overall footprint of the development and its impact on the amenity of the occupier at 7 Stories Mews. The application, prior to amendment, proposed 13 metre north elevation to the boundary with No. 7 Stories Mewsh. This has been reduced by 4 metres through the relocation of the garden room/conservatory away from the boundary, as covered in paragraph 21 above. The extant permission extends 8.4 metres from the rear boundary, 400mm beyond the west facing elevation of the adjacent property. It is considered that the revision is acceptable as it would not result in a detrimental impact to neighbour's amenity with regard to sense of enclosure or loss of light.

- 23 It is considered that an additional dwelling would not be likely to give rise to loss of amenity through extra noise. No additional traffic movements are likely to be generated, as the scheme reduces the number of existing garages.
- 24 Loss of views and noise from construction work are not valid planning considerations.

*Density*

- 25 The density of the proposal is higher than the Council's adopted policy but at the lower end of the 300 to 700 habitable rooms per hectare range in the Draft Deposit UDP. In any event, density calculations have limited relevance to infill developments of this kind where townscape and amenity issues are arguably more important. The proposal is not considered to be overdevelopment of the site.

**EQUAL OPPORTUNITY IMPLICATIONS**

- 25 The upper floors are not accessible to wheelchair users.

**LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS**

- 26 The proposal makes efficient use of the land.

LEAD OFFICER	James F Sherry	Interim Development and Building Control Manager
REPORT AUTHOR	Carolyn Southall	[tel. 020 7525 5457]
CASE FILE	TP/2135-161	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES	[tel. 020 7525 5402]

---

## RECOMMENDATION

---

This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application

---

<b>Applicant</b>	Mr & Mrs R & R Stone	<b>Reg. Number</b>	04-AP-0496
<b>Application Type</b>	Conservation Area Consent	<b>Case</b>	TP/2135-161
<b>Recommendation</b>	Grant	<b>Number</b>	

---

### Draft of Decision Notice

---

**Conservation Area Consent was GIVEN to demolish the following:**

Demolition of outbuilding in the rear garden fronting onto Stories Mews

**At:** 161 Grove Lane SE5

**In accordance with application received on** 19/03/2004

**and Applicant's Drawing Nos.** 070204/1, 070204/2, 070204/5, 070204/9, 070204/11

**Subject to the following condition:**

The development hereby permitted shall be begun before the end of five years from the date of this permission.

Reason

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

---

## RECOMMENDATION

---

This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application

---

**Applicant** Mr & Mrs R & R Stone  
**Application Type** Full Planning Permission  
**Recommendation** Grant

**Reg. Number** 04-AP-0498

**Case Number** TP/2135-161

---

### Draft of Decision Notice

---

**Planning Permission was GRANTED for the following development:**

Erection of a two storey building in rear garden and fronting onto Stories Mews, comprising a garage and garden room/conservatory and studio as ancillary residential accommodation to the existing dwellinghouse and a self-contained 1 bedroom dwelling accessed from Stories Mews.

**At:** 161 Grove Lane SE5

**In accordance with application received on 19/03/2004  
and revisions/amendments received on 19/08/2004**

**and Applicant's Drawing Nos.** 070204/1, 070204/2a, 070204/3a, 070204/4a, 070204/5a, 070204/5existing, 070204/6a, 070204/7a, 070204/9, 070204/10 and 070204/11.

**Subject to the following conditions:**

- 1 The development hereby permitted shall be begun before the end of five years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990.

- 2 Samples of the facing render and roof cladding to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of materials in the interest of the appearance of the building in accordance with Policies E.2.3 'Aesthetic Control', E.4.3 'Proposals Affecting Conservation Areas' of the Southwark Unitary Development Plan and Policies 3.11 'Quality in Design', 3.15 'Conservation of the Historic Environment' and 3.16 'Development in Conservation Areas' of the Southwark Plan [Revised Unitary Development Plan] March 2004.

- 3 Detailed drawings of to a scale of 1:20 (2 copies) showing a typical window and external door, shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the windows in the interest of the appearance of the building in accordance with Policies E.2.3 'Aesthetic Control' and Policy E.4.3 'Proposals Affecting Conservation Areas' of the Southwark Unitary Development Plan and Policies 3.11 'Quality in Design', 3.15 'Conservation of the Historic Environment' and 3.16 'Development in Conservation Areas' of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

**Reasons for granting planning permission.**

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies E.2.1 'Layout and Building Design', E.2.3 'Aesthetic Control', E.2.5 'External Space', E.3.1 'Protection of Amenity', E.4.3: Planning Permission for Proposals Affecting Conservation Areas', H.1.3 'New Housing', H.1.6 'Sites Suitable for Houses with Gardens', H.1.7 'Density of New Residential Development', H.1.8 'Standards for New Housing', T.1.2 'Location of Development in Relation to the Transport Network', T.1.3 'Design of Development and Conformity With Council Standards and Controls', T.6.3 'Parking Space in New Developments', Supplementary Planning Guidance 'Design and Layout of Developments', 'Standards, Controls and Guidelines for Residential Developments' of the Southwark Unitary Development Plan 1995.
- b] Policies [3.2 'Protection of Amenity', 3.10 'Efficient Use of Land', 3.11 'Quality in Design', 3.13 'Urban Design', '3.15 'Conservation of the Historic Environment' 3.16 'Development in Conservations Areas', 4.1 'Density of New Development', 5.6 'Parking', Supplementary Planning Guidance - 'Residential Design Standards', 'Parking' and 'Design' of the Southwark Plan [Revised Deposit Unitary Development Plan].

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Map3

<b>Item No.</b>  3	<b>Classification</b>  OPEN	<b>Decision Level</b>  CAMBEWELL COMMUNITY COUNCIL	<b>Date</b>  22/11/04
<b>From</b>  DEVELOPMENT AND BUILDING CONTROL MANAGER		<b>Title of Report</b>  DEVELOPMENT CONTROL	
<b>Proposal</b> (04-AP-1578)  Erection of four-storey house with amenity areas at front and rear.		<b>Address</b>  21A John Ruskin Street, SE5.  <b>Ward</b> Newington	

**1. PURPOSE**

2. To consider the above application at the Camberwell Community Council due to letters of objection from local residents.

**3. RECOMMENDATION**

4. Grant planning permission

**5. BACKGROUND**

6. The application site is currently an empty lot, located on southern side of John Ruskin Street, adjacent to the railway underpass. The land is separated between the railway arches by a storage/industrial yard. The site is part of a former industrial unit, known as 'The Marbles'. The site was granted planning permission (ref: 00-AP-1627) in October 2001 for a mixed use development comprising 12 flats and 16 live/work units spread between John Ruskin Street and Grosvenor Terrace to the south. This development has recently been completed. On the northern side of John Ruskin Street a former Public House has been demolished and rebuilt as a 12 unit residential property.
7. The property forms part of a designated Employment Area in the adopted 1995 UDP, however does not fall within any proposals area in the draft UDP. The site does not form part of a Conservation Area, however the Grosvenor Park Conservation Area is located on the western side of the railway line.
8. The application seeks permission to construct a four storey, 2-bedroom residential unit, which will attach to the recently constructed 5 storey unit at 21 John Ruskin Street. The front elevation of the unit will be staggered approximately 6.5m behind the front building line of no. 21 John Ruskin Street. The property will benefit from amenity spaces at the front and at the rear, totaling approximately 39 m<sup>2</sup>. Adjacent to the front elevation of the proposed



development is the flank windows of the bedrooms of the flats in 21 John Ruskin Street. The original application included a car parking space at the front of the property, which was deleted from the application on request of the Traffic Group.

## 9. FACTORS FOR CONSIDERATION

### 10. Main Issues

The main issues in this case are:

- the principle of residential development on a designated employment site.
- the quality of the residential accommodation
- the impact of the development on the amenities of the surrounding occupants

### 11. Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

E.2.3 Aesthetic Control: the design of the property is acceptable and is in keeping with that of the recently completed adjoining development.

E.3.1 Protection of Amenity: complies

E.4.3 Proposals Affecting Conservation Areas: The development is not considered to harm the character or setting of the Grosvenor Park Conservation Area.

H.1.8 Standards for New Housing: complies, property provides amenity space at the front and rear of the unit

B.1.1 Protection of Employment Areas and Identified Sites - proposal does not strictly comply as the proposal includes residential units within an employment area, however the principle of residential development has been approved by previous permissions.

Supplementary Planning Guidance: complies

The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004

3.2 Protection of Amenity: complies, proposal would not detract from amenity of future occupiers or nearby residents.

3.11 Quality in Design: complies

3.12 Design Statements - complies

3.13 Urban Design - complies

3.18 Setting of Listed Buildings and Conservation Areas: complies

5.6 Parking: complies

Parking & Residential Design SPGs: complies

### 12. Consultations

Site Notice: 4/10/04

Press Notice: na

Consultees:

S.E Dairies, Railway Arch Unit 1, John Ruskin Street, SE5  
Flats 1-3 (cons), 17A John Ruskin Street, SE5  
Otando Computers, 17 John Ruskin Street SE5

9, 11, 11A, 13, 15, 15A, 17, 19 John Ruskin Street SE5  
Railway Arch 245, 245A, John Ruskin Street SE5  
Leedhams Dairy, Railway Arch 2-4, John Ruskin Street SE5  
Flats 1-12 (cons), 21 Marbles House, John Ruskin Street SE5  
Flats 1-13 (cons), 18 Marbles House, John Ruskin Street SE5  
1, 3, 4, 6-30 (even), Dartford Street SE5  
1-16 (cons), 20 Marbles Apartments, Grosvenor Terrace SE5  
22 Grosvenor Terrace SE5  
Traffic Group  
Conservation and Design  
Pollution Control  
Network Rail

**Replies from:**

**Internal**

Traffic Group: Objected to the originally planned parking space that has been subsequently deleted from the proposal

Conservation and Design Team: Considers that the scheme is broadly acceptable, however would prefer to include some minor alterations to the elevations.

Pollution Control, Noise: Satisfied with acoustic report, however the report does not provide details as to which configuration of windows are to be installed. These details need to be agreed prior to construction starts. Soil Survey required.

**External**

Flat 2 Marbles House, 21 John Ruskin Street (Carla Bone): Objects - raised concerns about disruption during the construction. Also concerned about the safety of the driveway leading onto John Ruskin Street, and the appearance of the proposed spiral staircase.

Flat 8 Marbles House, 21 John Ruskin Street (Jon Squire and Joanne Moses): Objects - raised concerns about disruption during the construction. Also object to the property having gated access to their car park because it's a security risk and drains our shared amenities.

Flat 1 Marbles House, 21 John Ruskin Street (David Humber): Objects - raised concerns about the impacts that the car park will have upon the ground floor unit. Further concerned the visual appearance of the rear spiral staircase, and the possible loss of privacy into the rear windows of the flat block. Further considers that the staircase will lead to a loss of light to the flats and the safety of the driveway leading onto John Ruskin Street.

**13. PLANNING CONSIDERATIONS**

**Principle of Development**

14. The principle of residential development on a site designated as an

employment site within the adopted Unitary Development Plan, has been agreed with the previous planning permission at 'The Marbes' (detailed in the background to this report) The site is currently abandoned, and as such offers no employment provision. Furthermore, the draft UDP no longer recognises the site as an employment site. As such, the principle of residential development upon the site is acceptable. The beneficial re-use of such a vacant brownfield site is also in accordance with national advice contained in PPG1.

#### Quality of Residential Accommodation

15. The proposed development will display an acceptable standard of residential accommodation, which comfortably meets the standards for both individual room, and total floorspace as described in the Supplementary Planning Guidance. The internal layout is open-planned, and should provide adequate natural lighting to all habitable rooms throughout each of the floors.
16. With regard to the amenity space, the unit falls short of the required 10m in depth and at 39 sqm (front and back spaces), is considerably below the 50sq.m. standard. However, given the constraints of the site, the infringement of the garden size is not considered sufficient to justify refusal of planning permission.

#### Aesthetic Issues

17. It is considered that the form, design, and scale of the building are acceptable. The adjacent 'Marbles' building is part four, part five stories high, whilst the recently completed building opposite upon John Ruskin Street is also four stories high. The design is simple, however it is felt it contrasts well with the 'Marbles' building, and should provide an interesting and attractive building next to some bleak industrial railway arches to the east.
18. The Conservation and Design Team have raised a minor suggested amendment to the windows on the front elevation, however it is considered that the design is acceptable, and changes are not warranted.

#### Amenity Issues

19. Objections have been received with regard to the potential loss of amenity that will result from the erection of the external spiral staircase at the rear. Although it is not desirable for any staircase to be located in its proposed position, its inclusion is required as a result of fire safety standards.
20. To alleviate several of the concerns raised by the objectors, the applicants propose to erect a timber screen extending 1.5m along the eastern boundary with the adjacent 'Marbles' building, heightening the staircase. This is considered sufficient to avoid any overlooking into the rear windows of 21 John Ruskin Street, and maintain the privacy of the rear windows in question. Furthermore, due to the relatively short depth of the screen, the rear windows will not suffer an unacceptable loss of daylight/sunlight, as outlined by BRE

standards outlined in the Supplementary Planning Guidance.

Overall

21. It is considered that the proposed development will make sensible use of a currently disused parcel of land. The development will provide an aesthetically acceptable building, which should not harm the amenities of the surrounding. It is therefore recommended that planning permission be granted.

**6. EQUAL OPPORTUNITY IMPLICATIONS**

- 6.1 The proposal will provide a small family sized dwellinghouse which are in demand within the borough

**7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS**

- 7.1 None foreseen

LEAD OFFICER	James F Sherry	Interim Development and Building Control Manager
REPORT AUTHOR	Andrew Fitzgerald	[tel. 020 7525 5440]
CASE FILE	TP/1515-21	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES	[tel. 020 7525 5402]

---

## RECOMMENDATION

---

This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application

---

<b>Applicant</b>	Premier New Homes Limited	<b>Reg. Number</b>	04-AP-1578
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1515-21
<b>Recommendation</b>	Grant		

---

### Draft of Decision Notice

---

**Planning Permission was GRANTED for the following development:**

Erection of four-storey house with amenity areas at front and rear.

**At:** 21A John Ruskin Street, SE5.

**In accordance with application received on 25/08/2004  
and revisions/amendments received on 11/11/2004**

**and Applicant's Drawing Nos.** 0681/009, 0681/010B and 0681/011  
4 x 1 423/103 Rev H, 208 Rev F, 008

**Subject to the following conditions:**

- 1 The development hereby permitted shall be begun before the end of five years from the date of this permission.

**Reason**

As required by Section 91 of the Town and Country Planning Act 1990.

- 2 The dwellings hereby permitted shall not be occupied before details of the arrangements for the storing of domestic refuse have been submitted to (2 copies) and approved in writing by the local planning authority and the facilities approved have been provided and are available for use by the occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

**Reason**

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy E.3.1: Protection of Amenity and Policy T.1.3: Design of Development and Conformity with Council's Standards and Controls of Soutwark's Unitary Development Plan.

- 3 Samples of the facing and roofing materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

In order that the Local Planning Authority may be satisfied as to the details of facing and roofing materials in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Soutwark Unitary Development Plan.

- 4 Notwithstanding the provisions of Class A, B, C, D, and E of Schedule 2 of (part1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwellings nor the erection of any structures within the curtilage unless otherwise agreed by the Local Planning Authority upon submission of a planning application in that behalf.

Reason

To enable the Local Planning Authority to retain control over the development in the interests of amenity.

- 5 Details of a survey and investigation of the soil conditions of the site (2 copies), sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved by the Local Planning Authority and thereafter shall be carried out before any works in connection with this permission are begun.

Reason

In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil in accordance with Policy E.1.1: Safety and Security in the Environment of Southwark's Unitary Development Plan.

- 6 The use hereby permitted for residential purposes shall not be begun until full particulars and details of a scheme to insulate the premises against the transmission of airborne and impact sound has been submitted to (2 copies) and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. Any such scheme shall be so designed that noise from the use does not, at any time, increase the ambient equivalent noise level measured immediately outside any of the adjoining or nearby premises (or in the case of separate units of occupation within the same building then inside those units).

Reason

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Policy E.3.1: Protection of Amenity of Southwark's Unitary Development Plan and Planning Policy Guidance 24 Planning and Noise.

- 7 The bathroom windows located on the third and fourth floors upon the front elevation shall be obscure glazed, and have an opening direction looking away from the flank windows of no. 21 John Ruskin Street.

Reason

To protect the amenities of the residents of no 21 John Ruskin Street in accordance with Policy E.3.1 'Protection of Amenity' of Southwark's Unitary Development Plan.

8 **Reasons for granting planning permission.**

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies E.2.3 Aesthetic Control, E.3.1 Protection of Amenity, E.4.3 Proposals Affecting Conservation Areas, H.1.8 Standards for New Housing, B.1.1 Protection of Employment Areas and Identified Sites of the Southwark Unitary Development Plan 1995. Supplementary Planning Guidance
- b] Policies 3.2 Protection of Amenity, 3.11 Quality in Design, 3.12 Design Statements, 3.13 Urban Design, 3.18 Setting of Listed Buildings and Conservation Areas of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Map4

<b>Item No.</b>  4	<b>Classification</b>  OPEN	<b>Decision Level</b>  Camberwell Community Council	<b>Date</b>  22/11/04
<b>From</b>  DEVELOPMENT AND BUILDING CONTROL MANAGER		<b>Title of Report</b>  DEVELOPMENT CONTROL	
<b>Proposal</b> (03-CO-0133 )  Demolition of existing building and erection of a new part single and part two-storey building comprising of a nursery and community facility.		<b>Address</b>  Site of Albrighton Centre, 37 Albrighton Road SE22  <b>Ward</b> South Camberwell	

## 1. PURPOSE

- 1.1 To consider the above application which is for community council consideration due to the application being council own and one objection being received.

## 2 RECOMMENDATION

- 2.1 Grant planning permission

## 3 BACKGROUND

- 3.1 The application site comprises a 1980's single storey community centre building situated on the Dog Kennel Hill East Dulwich Estate. It is located on Albrighton Road adjacent to Whaddon, Melbreak, Ledbury, Wheatland, Whitney, and Wilton Houses. The site separates the eastern and western branches of Albrighton Road, which are currently linked by a pedestrian walkway. The existing Albrighton Centre appears to be in a poor state of repair, and according to a supporting document provided by the applicants, the accommodation that it provides is too inflexible for current requirements, and is therefore under-used.
- 3.2 The centre is not located in a Conservation Area, nor is it a listed building.
- 3.3 A planning application (02-CO-2125) was previously submitted for the refurbishment of the existing Albrighton Centre, to provide accommodation for the Estate Dulwich Estate Community Nursery and a Health Clinic, both currently located at the base of Whaddon House. This application was refused at a meeting of the Camberwell Community Council in July 2003 for two reasons:
- the development would result in the loss of a community facility for the area
  - the development would result in additional traffic generation and car parking and consequently be detrimental to the amenities of local residents.



- 3.4 The current application seeks permission to demolish the existing Albrighton Centre, and reconstruct a part single, part two storey building for use as a combined nursery and community facility. The building will have a footprint similar to that of existing building, whilst also extending further to the east. The surrounding land is characterised by a slope that runs approximately from north to south, and as such approximately half the height of the rear elevation will be nestled within the rear slope. At the front of the centre, there will be a large external play area, encircled by fencing approximately 3m high. The centre will benefit from 2 car parking spaces adjacent to the southern entrance, which are envisaged to be used by nursery staff that live off the East Dulwich Estate.
- 3.5 The proposed community nursery is to occupy the western half the facility, and is intended to accommodate 60 places for children with an age range of 0 to 5 years. It includes separate areas for sleeping, nappy changing, kitchens, WC's, and a staff room. The ground floor is intended to be used by 0-2, and 2-3 year old's, whilst the first floor is intended for 3-5 year old's.
- 3.6 The community facility is designed in such a way to allow for a number of different uses. There are two main spaces: firstly on the ground floor, a large hall (72.6m<sup>2</sup>) with associated kitchen facilities. The use of removable partition walls adjacent to the central hallway can increase the overall space of this hall to 101 sq m, accommodating a maximum of 70 persons. On the first floor, two additional meeting rooms are proposed, which also have access to the first floor balcony area.
- 3.7 The proposal is part of an estate-wide regeneration masterplan that includes refurbishment of existing blocks, demolition and construction of new private and social housing and environmental improvements, in accordance with the decision of Council's Strategic Committee in January 2000. A planning application is currently being considered for 'Regeneration masterplan involving demolition of Badminton & Branham Houses and erection of 5/6 storey block of 67 residential units with commercial units on ground floor; demolition of Wilton and Walcot Houses and erection of 8/9 storey block with parking at lower ground floor and 133 residential units; demolition of 1-11 Pytchley Rd and erection of 3/4 story block of 18 flats; erection of 3/4 storey block (Gatebeck Site) to provide 19 units; erection of 3/4 storey building (Southdown Site) to provide 36 units.

#### **4. FACTORS FOR CONSIDERATION**

##### **Main Issues**

- 4.1 The main issues in this case are the principle of the proposed development; the design scale and massing of the new building; impact on residential amenity; and parking.

##### **Planning Policy**

- 4.2 Southwark Unitary Development Plan 1995 [UDP]:  
E.2.3 Aesthetic Control - complies  
E.2.4 Access and Facilities for People with Disabilities - complies  
E.3.1 Protection of Amenity - complies  
C.1.2 Day Nurseries and Crèches in Residential Areas - compliant to the conditions regarding sound insulation and Green Travel Plan,  
C.1.3 Retention of Community Facilities and Public Buildings - complies  
C.2.2 Health, Social and Educational Facilities - complies  
C.7.1 Accessibility - complies  
C.7.2 Safety and Security - complies  
T.1.3 Design of Development and Conformity with Council Standards and Controls - complies  
Supplementary Planning Guidance - complies with guidance

The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004

- 2.1 Enhancement of Community Facilities - complies  
2.2 Provision of new Community Facilities - compliant to the conditions regarding Green Travel Plan  
3.2 Protection of Amenity - complies  
3.11 Quality in Design - complies  
3.13 Urban Design - complies  
3.14 Designing Out Crime - complies  
5.2 Transport Impacts - complies  
Clean and Green SPG - complies

4.3 **Consultations**

Site Notice: 2/6/04      Press Notice: NA

Consultees:

1-22 Tidworth House, 1-35 Walcot House, 1-58 Wheatland House, 1-24 Whitney House, 1-39 Wilton House, 1-35 Whaddon House, 1-54 Melbreak House, 1-58 Lebbury House, 1-38 Petworth House, 1-38 Riseholme House, 1-26 Stagshaw House, 1-39 Gelding House, 1-24 Fernie House, 1-22 Ivybridge House, 1-31 Inwood House, 1-24 Eridge House, 1-16 Cowdary House, 1-43 Gatcombe House, 1-24 Goldwell House, 1-86 Felbridge House, 1-16 Bramham House, 1-11 Badminton House, EAST DULWICH ESTATE, DOG KENNEL HILL, SE22

Crime Prevention and Design Advisor (Steve Mumford)

Pollution Control, Noise

Traffic Group

Conservation Officer

Early Years and After School and Play Services

**Replies from:**

Crime Prevention and Design Advisor (Steve Mumford): Care is needed to specify high security materials for doors/windows, given the history of the

current building. Would also be grateful if my details were included in an informative. Requests that an informative is added included that provides details of Crime Prevention and Design Advisor.

Conservation and Design Officer (Chiltern): No objections in principle. No conservation issues are raised. The design concept seems acceptable: the rear elevation (elevation C) is rather bland and poorly articulated. Also, the front elevation uses a large amount of materials, which may come across as overly complicated. If the range of materials could be simplified, the application would be stronger. These points are minor, and the general principal is acceptable.

Pollution Control, Noise: C45 (soil survey) planning condition required. In the design report it states that the roof terrace area can be used for older children playing area during nursery area operating hours. In the past Environmental Health have had many complaints of noise nuisance from the use as a community hall. Therefore in the view of the location of the proposed development to adjacent properties, noise mitigations needs to be introduced into the design.

Traffic Group, Chiltern: No objections to the proposal. The cycle storage must be provided as shown on the revised plan [P08 Rev B] and refuse storage conditions must be included on any permission. A Green travel plan for the nursery will be required, the details of which are outlined in the recommendation.

Southwark Education: complies with national standards for daycare enforced by OFSTED.

## **External**

10 Petworth House (Mrs Cecilia Greenwell): Supports application

26 Stagshaw House (Mr Stanley Lyons): Objects - feels the proposal represents the Council's desperation to demolish a structurally sound property.

17 Whaddon House (R. Hernandez): No comment

15 Wheatland House (D. Knight): Supports application

20 Whitney House (Miss Ngoie Kaodi): No comment

## **5. PLANNING CONSIDERATIONS**

### Land use considerations

- 5.1 The previously refused scheme on this site, proposed to completely replace the community facilities provided by the site with a mixed use nursery/health clinic. The Camberwell Community Council considered this unacceptable, and did not consider that the development would provide a community facility at least equally as beneficial as the existing Albrighton Centre. In response, the current application retains a significant area available for use as a community facility, both on the ground and first floors, in addition to the nursery.
- 5.2 The existing Albrighton Centre has a floor area of approximately 391m<sup>2</sup>, compared to the proposed floor area of 671m<sup>2</sup> inside the new facility. The proposed floorarea is generally split 50/50 between the two uses. As described

in the background information submitted by the applicant, the building has been designed in such a way that the interior 'curtain' walls can be retracted to enlarge the area available for community use. It is considered that the resulting development would produce an adequately sized, and user-friendly community facility, which will represent an improvement from the existing Albrighton Centre.

### Aesthetic Control

- 5.3 It is noted and agreed with the comments of the Conservation and Design Officer, that the proposed replacement building is of an acceptable aesthetic quality, despite a slightly over complicated design. The current Albrighton Centre displays very little architectural merit, and as such its demolition its loss is not a significant issue.
- 5.4 The area surrounding the application site is characterised by large 5-6 storey council estate blocks, and as such the creation of a part one, part two storey building is not out of character in terms of form and massing. It is also noted, as described in the background to this report, that the rear elevation will be obscured below ground level. As such, the effective height of the building as viewed from the north will appear less imposing. Overall, it is considered that the new building would represent a new landmark, punctuating the monolithic appearance of the surrounding blocks of flats.

### Secure by Design

- 5.5 As described in the design statement submitted by the applicants, the primary starting point for the development is safety and security. This has been achieved by various external and internal arrangements. The council's Crime Prevention and Design Advisor (Steve Mumford), raised no objection to the design, and the arrangements are considered acceptable.

### Impact on residential amenity

- 5.6 The proposed external play area in the new development would transfer and intensify child play activity at ground and first floor closer to some of the flats in Ledbury and Melbreak Houses. This may lead to some loss of residential amenity during the time when the nursery is open. It is considered however that any such noise disturbance would not be so significant enough to justify a refusal of planning permission on that ground alone.
- 5.7 It is noted that the Environmental Health section seek the inclusion of a condition limiting the use of the roof terrace to during nursery opening hours, and no time afterwards, in order to protect the amenities of the adjacent residents from noise nuisance. It is considered however that this condition is too restrictive, and would undermine the quality of the community facility provided by the development. A similar condition limiting the use of the external areas until 10pm is considered more appropriate. Furthermore, it is considered that a condition be included that requires the submission of sound insulation measures, prior to the commencement of work.

5.8 The new community nursery would meet Ofsted (Office for Standards in Education) "Guidance to the National Standards" for play space (m2) per child, and would increase three fold the number places for children, and would provide a good work environment for the staff. The proposal would provide an independent and purpose design building, which would overcome existing conflicts between residential uses on the upper floors of Whaddon House and the nursery and health clinic on the ground floor. On balance the proposed development would be less disruptive to residential amenity in this new location.

#### Parking provision

5.9 It is noted that at the current time, 70% of the children who currently use the nursery in Whaddon House are available to residents of the Estate or adjacent surrounding roads, with the remaining 30% are referred places from Social Services. It is therefore likely that most carer's' will walk to the nursery, minimising the creation of additional traffic in Albrighton Road and the surrounding streets. Furthermore, the Traffic Group raises no objection to the proposed development; however advise that any approval should be the subject of a Green Travel Plan. If such plan is implemented it would ensure that staff are encouraged to travel by means other than car. A condition requiring this provision is recommended.

#### Overall

5.10 It is considered that the proposed demolition of the existing Albrighton Centre, and construction of an enlarged replacement building, combining a community facility and nursery facilities is acceptable. The form and scale of the building will remain within the character of the surrounding properties, and the different uses should harm not the amenities enjoyed by the residents of the surrounding area, and the East Dulwich Estate as a whole. It is therefore recommended that planning permission be granted, subject to the conditions as attached.

## **6. EQUAL OPPORTUNITY IMPLICATIONS**

6.1 The centre is wholly accessible to people with mobility difficulties; it would be likely to improve the life chances for both nursery age children and their parents/carer's.

## **7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS**

7.1 The proposal would create a more effective and beneficial community building compared to the existing Albrighton Centre, the centre is unlikely to engender unsustainable means of travel as it services a localised catchment area.

REPORT AUTHOR  
CASE FILE  
Papers held at:

Andrew Fitzgerald  
TP/H2014  
Council Offices, Chiltern,  
Portland Street SE17 2ES  
[tel. 020 7525 5402]

[tel. 020 7525 5440]

---

## RECOMMENDATION

---

This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application

---

<b>Applicant</b>	Mr Soden London Borough of Southwark	<b>Reg. Number</b>	03-CO-0133
<b>Application Type</b>	Full Planning Permission (Council's Own Development)	<b>Case Number</b>	TP/H2014
<b>Recommendation</b>	Grant		

---

### Draft of Decision Notice

---

**Planning Permission was GRANTED for the following development:**

Demolition of existing building and erection of a new part single and part two-storey building comprising of a nursery and community facility.

**At:** Site of Albrighton Centre, 37 Albrighton Road SE22

**In accordance with application received on 11/12/2003  
and revisions/amendments received on 01/10/2004  
22/10/2004**

**and Applicant's Drawing Nos.** SWK 6622 P01, PO2, PO3, PO6, P08 Rev B, PO9 Rev A, P10 Rev A, P14 Rev A, P15 Rev A, P16 Rev A, P20 Rev A

**Subject to the following conditions:**

- 1 The development hereby permitted shall be begun before the end of five years from the date of this permission.

**Reason**

As required by Section 91 of the Town and Country Planning Act 1990.

- 2 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

**REASON:**

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan 1995 and Policies 3.11 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 3 The dwellings hereby permitted shall not be occupied before details of the arrangements for the storing of refuse have been submitted to (2 copies) and approved by the local planning authority and the facilities approved have been provided and are available for use by the occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

**Reason**

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy E.3.1: Protection of Amenity and Policy T.1.3: Design of Development and Conformity with Council's Standards and Controls of Southwark's Unitary Development Plan.

- 4 Details of a survey and investigation of the soil conditions of the site (2 copies), sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved by the Local

Planning Authority and thereafter shall be carried out before any works in connection with this permission are begun.

Reason

In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil in accordance with Policy E.1.1: Safety and Security in the Environment of Southwark's Unitary Development Plan.

- 5 Details of the means of enclosure for all site boundaries shall be submitted to and approved by the local planning authority and the development shall not be carried out otherwise than in accordance with any approval given. The development hereby permitted shall not be occupied until the works approved pursuant to this condition have been carried out.

Reason

In order to ensure that children play in secure environment and in the interests of visual amenity in accordance with Policies E.1.1 'Safety and Security in the Environment' and E.2.3 'Aesthetic Control' of Southwark's Unitary Development Plan and Policies 3.11 'Quality in Design', 3.13 'Urban Design', and 3.14 'Designing Out Crime' of the The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 6 The cycle storage facilities as shown on drawing P08 Rev B shall be provided before the building hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Policy E.3.1 'Protection of Amenity' and T.1.3 'Design in Conformity with Council Standards' of the Southwark Unitary Development Plan.

- 7 The following details in respect of a 'Green Travel Plan' shall be submitted to and approved in writing by the Local Planning Authority.

a. Details of Surveys at the start of the second year of operation for both staff and parents showing modal split travel pattern. This should be sent to the head of planning for approval together with a Green Travel Plan setting out proposals for improvements to this modal split, to encourage the use of public transport and/or walking/cycling to the site, for approval.

b. Implementation of the Green Travel Plan(GTP) and any measures it proposes for improvements to the modal split travel pattern.

c. Details of of modal split travel pattern surveys one year after implementation of the GTP should be sent to the Head of Planning for approval.

Reason

To ensure that staff and parents are encouraged to attend the site by travel modes other than the motor car as required by Policies C.1.2 Day Nurseries and Creches in residential areas, T.1.1 Locally Based facilities and T.5.1 Traffic Restraint of the Southwark Unitary Development Plan 1995.

- 8 The use of the external play areas at ground floor level and the terrace at first floor shall not be used before 8am or after 10pm each day

Reason

To protect the amenities of surrounding residents in accordance with Policy E.3.1 'Protection of Amenity', of the Southwark Unitary Development Plan 1995 and Policy 3.2 'Protection of Amenity' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004

- 9 The use of the building shall not be begun until full particulars and details of a scheme to insulate the premises against the transmission of airborne and impact sound has been submitted to (2 copies) and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. Any such scheme shall be so designed that noise from the use does not, at any time, increase the ambient equivalent noise level measured immediately outside any of the adjoining or nearby premises.



#### Reason

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Policy E.3.1: Protection of Amenity of Southwark's Unitary Development Plan and Policy 3.2 'Protection of Amenity' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004 and Planning Policy Guidance 24 Planning and Noise.

#### 10 **Reasons for granting planning permission.**

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies E.2.3 Aesthetic Control, E.2.4 Access and Facilities for People with Disabilities E.3.1 Protection of Amenity, C.1.2 Day Nurseries and Crèches in Residential Areas, C.1.3 Retention of Community Facilities and Public Buildings, C.2.2 Health, Social and Educational Facilities, C.7.1 Accessibility, C.7.2 Safety and Security, T.1.3 Design of Development and Conformity with Council Standards and Controls of the Southwark Unitary Development Plan 1995. Supplementary Planning Guidance.
- b] Policies 2.1 Enhancement of Community Facilities, 2.2 Provision of new Community Facilities, 3.2 Protection of Amenity, 3.11 Quality in Design, 3.13 Urban Design, 3.14 Designing Out Crime, 5.2 Transport Impacts of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.Clean and Green SPG.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

#### **Informative**

You are advised to consult the Borough Crime Prevention Design Advisor to ensure that the development complies with 'Secured by Design' standards. Please contact John Bluett, Southwark Police Station, 323 Borough High Street, London, SE1 1JL (telephone: 020 7232 6714).

## COUNCIL: CAMBERWELL COMMUNITY COUNCIL

NOTE: Original held by Constitutional Support Unit; amendments to Julian Bassham (Tel: 020 7525 7420)

<u>OPEN</u>	<u>COPIES</u>	<u>OPEN</u>	<u>COPIES</u>
<b>To all Members of the Community Council:</b>			
Councillor Veronica Ward <i>Chair</i>	1	<u>NEIGHBOURHOOD HOUSING OFFICES</u>	
Councillor Vicky Naish <i>Vice Chair</i>	1	Crown House	1
Councillor Dora Dixon-Fyle	1	Denmark Hill	1
Councillor John Friary	1	Harris Street	1
Councillor Peter John	1	Pelican	1
Councillor Dermot McInerney	1	West Camberwell	1
Councillor Alison Moise	1		
Councillor Tony Ritchie	1		
Councillor Ian Wingfield	1	<b>TOTAL DISTRIBUTION</b>	<b>60</b>
Libraries	6		
Local Studies Library	1	Dated: 15 <sup>th</sup> November 2004	
Press:			
Southwark News	1		
Evening Standard	1		
South London Press	1		
<b><u>MEMBERS OF PARLIAMENT</u></b>			
Harriet Harman, M.P.	1		
Tessa Jowell, M.P.	1		
Constitutional Support Officer	26		
<b><u>EXTERNAL</u></b>			
Neil Gray, District Audit Commission 4 <sup>th</sup> Floor Millbank Tower Millbank London SW1P 4QP	1		
Pat Tulloch, S.A.V.O. Cambridge House 64 Camberwell Road London SE5 0EN	1		
Chief Superintendent Ian Thomas Borough Commander Southwark Police Station 323 Borough High Street London SE1 1JL	1		
<b><u>TRADE UNIONS</u></b>			
John Mulrenan, UNISON Southwark Branch	1		
Roy Fielding, GMB/APEX	1		
Alan Milne TGWU/ACTS	1		
Tony O'Brien, UCATT	1		